

**INDIAN LAKE, OHIO  
VILLAGE OF RUSSELLS POINT  
COUNCIL MEETING**

**MEETING MINUTES**

**July 1, 2024**

Mayor Reames called the Meeting to order at 7:00 P.M. with recital of the Pledge of Allegiance.

**ROLL CALL:** Ms. Joan Hinterschied, Present; Mr. John Huffman, Present; Mr. Greg Iiams, Present; Ms. Joan Maxwell, Present; Mr. Dave Wallace, Present. Mr. Steve Reid, Present.  
All Councilmembers were Present.

**RECORDER:** Ms. Dianne Gauder, Clerk of Court/Mayor's Assistant/Zoning Officer/FP Administrator

**GUESTS:**

Suzanne Chapman, Russells Point  
Kim Werner, Russells Point  
Rebekah Smith, Russells Point  
Sharon Devault, Russells Point  
John Henschen, Russells Point  
Melissa Miller, Washington Township  
Ray Stevenson, Russells Point  
Chris Wallace, Russells Point

**MINUTES:**     **June 17, 2024 - Council Meeting**

*John Huffman made a Motion to approve the June 17, 2024, Council Meeting Minutes.  
Dave Wallace Seconded the Motion.*

*Discussion: Joan Hinterschied asked for clarification on some typographical errors in the minutes.*

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iiams, Yea; Mr. John Huffman, Yea;  
Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Abstain; and Mr. Dave Wallace,  
Yea.*

*The Motion Passed: 5 Yeas – 0 Nays – 1 Abstain*

**REPORTS:**

**Board of Public Affairs:** Mayor Reames requested Council allow the first report to be from the Board of Public Affairs. Council was in favor of this Agenda modification.

Mayor Reames reported the Board of Public Affairs Trustees, Libby Stidam, Mary Herring, and Colleen Speicher, in a concerted effort with disrespect to their duties, immediately resigned at the last BPA Meeting. A Press Release will be drafted seeking replacement to be appointed to the BPA.

*John Huffman made a Motion to accept resignations from the Board of Public Affairs Trustees. Joan Hinterschied Seconded the Motion.*

*Discussion: Steve Reid asked for the reasons why this happened. Mayor Reames explained the position of a Village Administrator has been under consideration for some time.*

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iams, Yea; Mr. John Huffman, Yea; Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Yea; and Mr. Dave Wallace, Yea.*

*The Motion Passed: 6 Yeas – 0 Nays*

**Fiscal Officer Report:**

Fiscal Officer Vanessa Stidam was unable to attend the meeting.

*John Huffman made a Motion to accept the Fiscal Officer Report. Dave Wallace Seconded the Motion.*

*Discussion: Greg Iam stated Council is not receiving sufficient appropriation reports to make informed decisions. Mr. Iams would like to have more detailed reports like those provided in the past. Mayor Reames suggested Mr. Iams provide an example to the Fiscal Officer. Steve Reid requested Council be provided with all employee timesheets consistently in each packet. Mayor Reames stated she is not sure if that is appropriate.*

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iams, Yea; Mr. John Huffman, Yea; Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Yea; and Mr. Dave Wallace, Yea.*

*The Motion Passed: 6 Yeas – 0 Nays*

**Mayor's Court Report:**

*Dave Wallace made a Motion to accept the Mayor's Court Report. John Huffman Seconded the Motion.*

*Discussion: None*

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iams, Yea; Mr. John Huffman, Yea; Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Yea; and Mr. Dave Wallace, Yea.*

*The Motion Passed: 6 Yeas – 0 Nays*

**Water Report:** Greg Iams discussed the new meter installations. Mayor Reames discussed poor communications from the company involved. Steve Reid discussed interactions by the installers at Gathering Grounds. Their behavior was inappropriate, and it was reported to Libby Stidam. Mayor Reames said there were two new hires by the installation company that only had two weeks and the job and were poorly trained.

**Indian Joint Fire District Report:** Joan Maxwell provided a written report to Council.

**REPORTS (Continued):**

**EMS Report:** Steve Reid provided a verbal update from the EMS meeting. There have been some shift changes, a grant from FEMA and the State of Ohio, the clerk will be working more hours from 25-30 per week. There were 125 squad runs in May. EMS employees were recognized for their efforts during the tornado.

**Parks and Recreation Board:** Joan Hinterschied reported Gathering Grounds had a fundraiser for the Park Board. She had a card with a Q-Code for donations to be made directly to the Board of Developmental Disabilities. A Gun Raffle is under consideration for a future fundraiser.

**Polie Report:** Chief Freyhof discussed a unified Press Release made regarding roadway Closures and traffic flow for the Fireworks on July 6, 2024. Recent police calls have involved assaults, fights, driving while impaired, and immigration matters. Chief Freyhof also discussed fireworks being prohibited within the Village. Violators will be sited into Court.

**CITIZEN'S COMMENTS:**

John Huffman reminded citizens that comments will be limited to five minutes per person. Mayor Reames used the Sign-In Sheet to begin Citizen Comments.

**Ms. Kim Werner:**

Ms. Werner apologized for her behavior at the last Council meeting. She provided Council with a copy of the Zoning Permit List obtained via a public records request. Ms. Werner had on property highlighted for discussion at 335 W. Main Street. Her concerns are how this tornado damaged structure is being allowed to be repaired on the same footprint. It is her belief that Zoning Code is not being met. Ms. Werner was also concerned about Mayor Reames statement of "Buyer Beware". She has done research and the notion of Buyer Beware is not applicable in Ohio and the Mayor should be aware of this alleged fact. Ms. Werner is also requesting minutes be posted online in a more timely manner. Mayor Reames stated every effort is made to maintain office functions with the excessive workload due to the tornado.

Steve Reid stated he has gotten caught up on recent emails and understands Ms. Werner's concern are about not being able to rebuild. Mr. Reid reminded everyone of the new FEMA Flood Zones and the requirement to enforce FEMA Regulations. Ms. Werner said she contacted Jacob Bench at the State of Ohio and was told FEMA Regulations are to help people. She feels these regulations thwart rebuilding. Mayor Reames discussed property owner's ability to file a Letter of Map Amendment (LOMA) with FEMA, if they disagree on a floodplain status.

Ms. Werner also requested Mayor Reames retract her statement, "It is what it is", regarding FEMA and regulations. Mayor Reames said she would not do so, residents must follow regulations and seek Variances from the Board of Zoning Appeals, if they so choose.

**Melissa Miller:**

Ms. Miller stated the Board of Zoning Appeals should be utilized when requesting building outside of regulations.

**Chris Wallace:**

Mr. Wallace interrupted several speakers and was cursing about FEMA. Mr. Wallace was asked to remain quiet until his time to speak and to be aware of his language as this is a public meeting.

**CITIZEN'S COMMENTS (Continued):**

**John Henschen:**

Mr. Henschen had questions about the Zoning Code and how some structures are being permitted to repair structures on site, when it appears to be more than 50% of structure damage. Ms. Gauder explained that various codes allow for repairs to be made for pre-existing, non-conforming structures, if a civil engineer and the Logan County Building Authority have reviewed the structures foundation, framing, load-bearing beams, etc., to determine if the repairs can be made to remaining infrastructure to meet Residential Code of Ohio. Mr. Henschen asked for a copy of all Russells Point Zoning Code because he uses his phone. Ms. Gauder advised all village ordinances are posted online and zoning and/or planning code would be numerous pages, double-sided, and would require a fee for the copies. Ms. Gauder advised Mr. Henschen that each zoning inquiry must be reviewed on a case-by-case basis.

**Suzanne Chapman:**

Ms. Chapman asked Mayor Reames to provide proof where Russells Point Ordinances are based on Ohio Revised Code. Mayor Reames referred her to our website and LUC for further information. Ms. Chapman requested to know when the Village modified the flood zones after the tornado. She was advised FEMA enacted the new flood zones on November 30, 2023.

**ORDINANCES & RESOLUTIONS:**

**ORDINANCE 24-1241: An Ordinance creating a Tree Commission in compliance with 541.06 Public and Private Trees, and Destruction of Shrubs, Trees, or Crops. – 2<sup>nd</sup> Reading.**

*John Huffman made a Motion to approve Ordinance 24-1241 by Title.*

*Joan Maxwell Seconded the Motion.*

*There was no discussion.*

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iiams, Yea; Mr. John Huffman, Yea; Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Yea; and Mr. Dave Wallace, Yea.*

*The Motion Passed: 6 Yeas – 0 Nays*

**RESOLUTION 24-1039: A Resolution authorizing the Mayor to execute a Proposal with Clemens Nelson, Attached as Exhibit A. – 2<sup>nd</sup> Reading**

*John Huffman made a Motion to approve Resolution 24-1039 by Title.*

*Joan Hinterschied Seconded the Motion.*

*Discussion: Steve Reid wanted to know if other firms were contacted as Clemens Nelson did a poor job with the current Personnel Policy Manual. He wanted to know if we have direct contact with them. Mayor Reames noted the Solicitor and Fiscal Officer do contact Clemens Nelson and there were some deficiencies. Mayor Reames noted that Council had reviewed another proposal a few years ago, but the cost was significantly higher. Mr. Reid asked that Council consider contacting other firms. Greg Iiams called the question and requested a vote.*

**ORDINANCES & RESOLUTIONS (Continued):**

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iiams, Yea; Mr. John Huffman, Yea; Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Nay; and, Mr. Dave Wallace, Yea.*

*The Motion Passed: 5 Yeas – 1 Nay*

**ORDINANCE 24-1240: An Ordinance Amending and Restating 541.06 Destruction of Shrubs, Trees, or Crops, to be newly titled Public and Private Trees, and Destruction of Shrubs, Trees, or Crops. – 1<sup>st</sup> Reading.**

*John Huffman made a Motion to approve Ordinance 24-1240 by Title.  
Joan Maxwell Seconded the Motion.*

*Discussion: Mayor Reames explained Alistair Reynolds from ODNR has been working on mitigation issues after the tornado and replacement tree opportunities. He suggested Council update the ordinance to assist with obtaining grant funding. Mayor Reames also stated the Rules and Ordinance Committee reviewed this ordinance including the Solicitor.*

*The Vote: Ms. Joan Maxwell, Yea; Mr. Greg Iiams, Yea; Mr. John Huffman, Yea; Ms. Joan Hinterschied, Yea; Mr. Steve Reid, Yea; and Mr. Dave Wallace, Yea.*

*The Motion Passed: 6 Yeas – 0 Nays*

**OLD BUSINESS:**

**Tree Assessment:**

Mayor Reames reported Mr. Reynolds from ODNR completed his assessment of trees in the Village. The report has GPS Coordinates and needs to have the exact street locations determined. Steve Reid was able to find a method to have coordinates translated to an address. College Intern Paige Mefford will be assisting with this project.

**NEW BUSINESS:**

**Superior Energy Solutions – Jesse Cano:**

Mayor Reames stated Jesse Cano requested to be on agenda but has failed to appear.

**ADJOURNMENT:**

*Joan Maxwell made a Motion to adjourn the meeting.  
Dave Wallace seconded the Motion.  
All Council Members were in favor.*

The meeting was adjourned at 8:12 P.M.

Next Ordinance: 24-1243 Next Resolution: 24-1040

Next Council Meeting: Monday, August 5, 2024, at 7:00 P.M.

Dianne Gauder  
Recorder: Dianne Gauder

Robin Reames  
Mayor Robin Reames

Date Passed: July 15 2024